

Department of Planning and Zoning

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TO: Development Review Board
FROM: Scott Gustin
DATE: September 15, 2015
RE: 13-1318CA/CU; 79 Front Street

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Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.

Zone: NMU Ward: 3

Owner/Applicant: Emma Mulvaney-Stanak / Megan Moir

Request: Time extension for zoning permit to construct new 2-story addition at rear of existing single family home and associated site improvements. Install new fence on north and south sides.

Applicable Regulations:

Article 3 (Applications, Permits, & Project Review)

Background Information:

The applicant is seeking approval for a 1-year time extension for an addition to a single family home. As the home is a nonconforming use in the NMU zone, conditional use review was required for this project and, therefore, requires DRB approval of the time extension. No project changes are included in this extension request.

Recommendation: Consent approval as per, and subject to, the following findings and conditions:

I. Findings

Article 3: Applications and Reviews

Sec. 3.2.9, Zoning Permits

(d) Time Limit on Zoning Permits:

This zoning permit was approved August 12, 2013. As required, construction commenced within 1 year of approval. Construction; however, was not complete as of the 2-year expiration date of August 12, 2015. The requested extension was submitted prior to the permit expiration.

Insofar as construction activity commenced within 1 year of the effective date of the zoning permit, and the extension request was filed prior to expiration of the permit, the requested 1 year extension may be approved. Construction must be complete by August 12, 2016. (**Affirmative finding**)

II. Conditions of Approval

1. Except as specifically modified in this approval, all conditions of the original zoning permit 13-1318CA/CU remain in effect.
2. Standard permit conditions 1 -15 (including construction completion date no later than August 12, 2016).